

CITY OF ALBUQUERQUE



March 11, 2020

James C Lewis, RA
General Design, Inc
904 Princeton Drive SE
Albuquerque NM 87106

Re: Phase II Alteration Level 2
3100 Menaul NE
Traffic Circulation Layout
Architect's Stamp 03-11-20 (H16-D153)

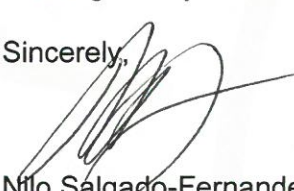
Dear Mr./Mrs.,

The TCL submittal received 03-09-2020 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

The interior remodel of the North building was done under permit BP-2019-9-7516 with Occupancy group "B" for The Tijeras Foundation

The interior remodel of the South building. Existing site with minor changes:

- A new canopy
- New location of trash enclosure
- Modified parking spaces
- Re-stripe existing interior parking spaces

Occupancy Group "E" for Action Academy Albuquerque

Interior remodel of the south building. Existing site with minor changes:

- New location of trash enclosure
- Re-configured parking spaces
- Re-stripe existing parking spaces
- Re-configured sidewalk for a pedestrian connection

PHASE III

Exterior improvement work with landscape areas, canopies, playground, and trails

TRAFFIC CIRCULATION LAYOUT NOTES

The engineer's certification required by the hydrology section needs to include certification that this site was constructed in accordance with the traffic circulation layout (TCL) before the certificate of occupancy is released.

"THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM BREACHES ON THE APPROVED SITE PLAN."

"THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FURTHER CHANGES NOT ACCEPTED BY TRAFFIC ENGINEER, AFTER APPROVAL FOR BUILDING PERMIT WILL RESULT IN:"

(1) UNLIMITED DELAY OF CERTIFICATION FOR FINAL CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND

(2) INCREASED CONSTRUCTION RESPONSIBLE PARTIES.

ALL EXISTING STREET SIDEWALK AND C&G IN DISPERSE AFFECTING SAFE

APPROVED

TRAFFIC CIRCULATION LAYOUT

3/11/20

date

Signed

3100 Menaui NE Albuquerque New Mexico 87107

LEGAL DESCRIPTION

East 400 feet of lot B Block 15 Miraceros Add Cont 1.836

LOT:
TRACT:
BLOCK:
SUBDIVISION:
ZONE ATLAS PAGE: H-16

ID0 ZONING:
ID0 Zone District: MX-H
ID0 District Definition:
ID0 Category: Mixed Use

PARKING	
North Building:	
• Office @ 3.5 per 1000 GSF:	5,751 x 3.5 / 1,000
	=
	20.13
South Building:	
• Elementary @ 2 per Classroom:	2 x 3 =
• High School @ 3 per Classroom:	3 x 1 =
	=
	29.13
Total Required	30
Total Provided	34 Spaces
Includes 2 HC Parking Spaces + 2 Motorcycle Parking	

- 1 Existing Property Line
- 2 Existing public curb & gutter
- 3 Existing median @ Menaui Street
- 4 Existing 6'-0" public sidewalk
- 5 Existing ADA public ramp, but truncated domes shall be installed as required by the

[illegible]

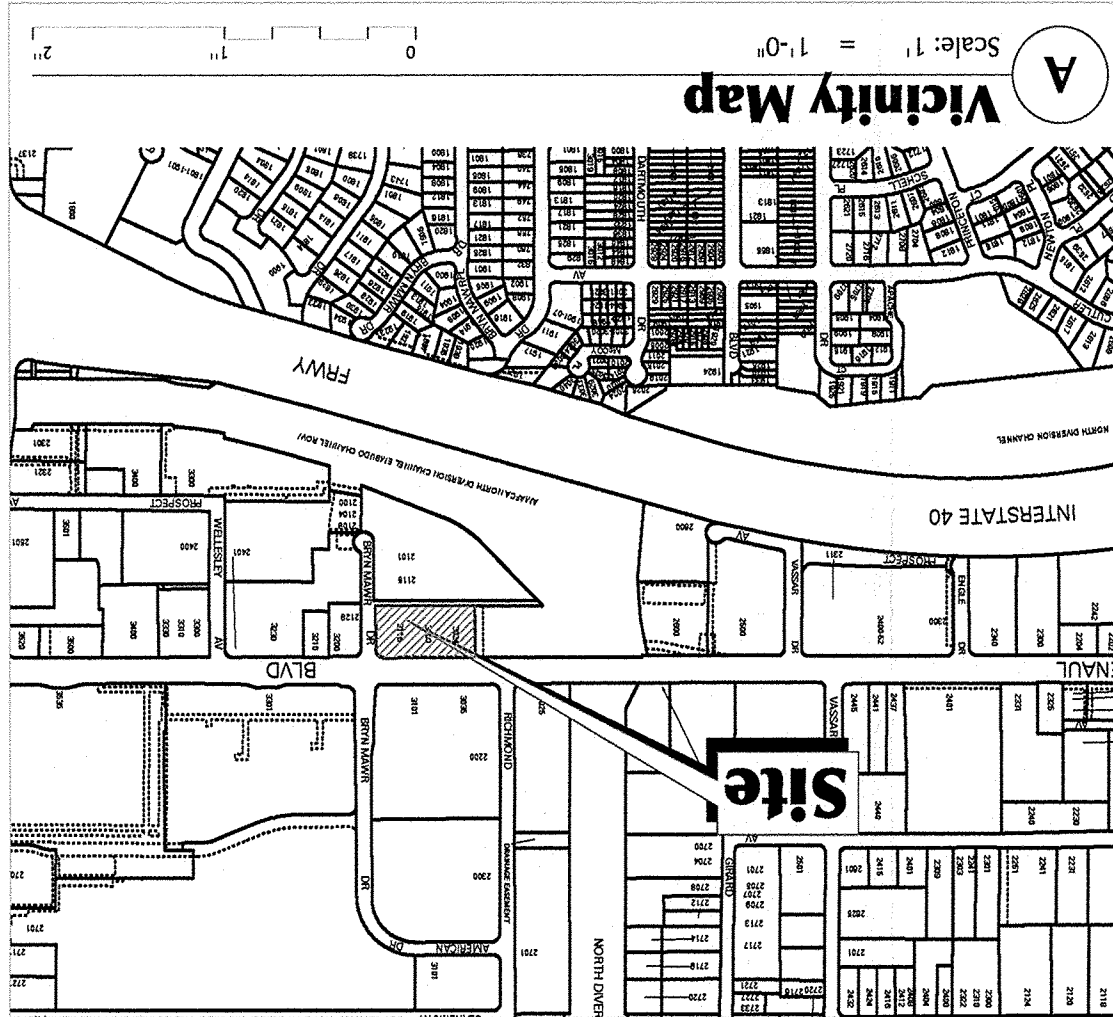
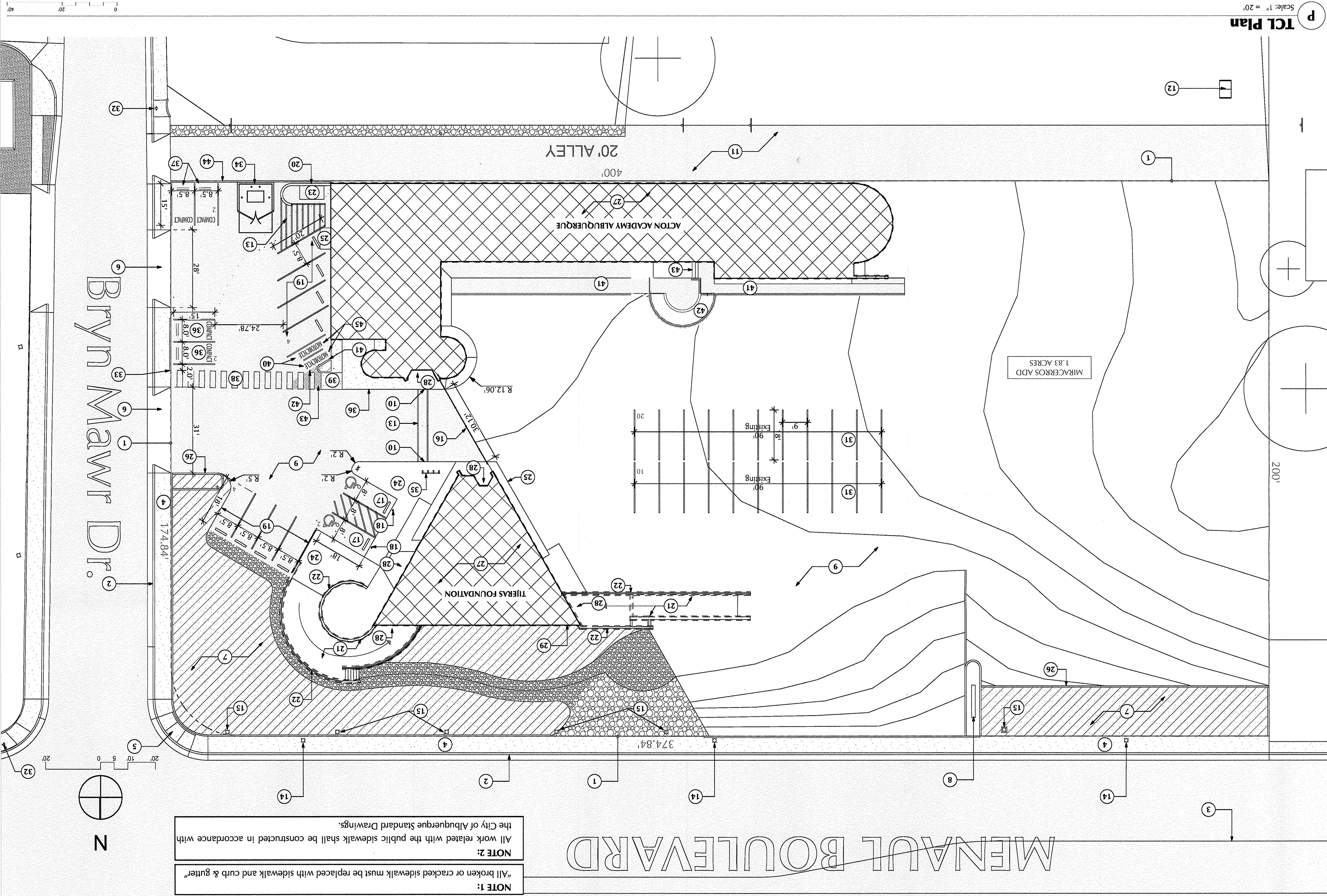
Traffic Circulation Layout

03-09-2020	Phase II	Alteration Level 2	Albuquerque • New Mexico • 87107 3100 Menaul NE	Action Academy Albuquerque 3100 Menaul NE Albuquerque • New Mexico • 87107	James C Lewis 505-247-1529 jgl@macc.com
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RECEIVED
MAR 09 2020
LAND DEVELOPMENT SECTION

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

11	Existing alley 20'-0"	11
12	Existing trash location for Lobo Little League	12
13	Existing striped area	13
14	Existing public site pole light	14
15	Existing site pole light	15
16	Existing H.C. parking spaces	16
17	Existing H.C. parking spaces	17
18	Existing H.C. parking spaces	18
19	Existing parking spaces with wheels stops	19
20	Existing low wall	20
21	Existing ramps to access the level 2	21
22	Existing exterior walls for ramps	22
23	Existing mechanical concrete pads	23
24	Existing concrete sidewalk	24
25	Existing concrete apron @ entrance	25
26	Existing landscaping curb	26
27	Existing building (North & South)	27
28	Existing entrance	28
29	Existing building ID	29
30	Not used	30
31	Existing re-stripped parking spaces	31
32	Existing fire hydrant	32
33	Curb cut of curb to allow the pedestrian connection	33
34	Proposed new location of trash enclosure - See Solid Waste approval on sheet C-502	34
35	Proposed location of bicycle rack	35
36	Existing modified compact parking spaces with wheel stops	36
37	Proposed parking spaces with wheel stops - See detail on sheet C-501	37
38	Existing asphalt area for pedestrian connection - See detail on sheet C-501	38
39	Proposed 4'-0" x 8'-0" motorcycle parking spaces	39
40	Re-configured landscaping area with 6" concrete curb	40
41	Proposed bollard	41
42	Proposed asphalt around this area	42
43	Proposed barrier curb to delineate the property and the alley. The curb shall be on the property line - See detail on sheet C-501	43
44	Free-standing sign for motorcycle spaces	44



James C Lewis • Architect
♦
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Architecture & Planning

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CABO
Permit
Stamp

